114.0	0004	0011.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,400 /	885,400
					USE VALUE:	885,400 /	885,400
					ASSESSED:	885,400 /	885,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
265		PHEASANT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORE WILLIAM F/LAUREN C
Owner 2:	
Owner 3:	
Street 1:	265 PHEASANT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HAMILTON ELAINE -
Owner 2:	SUTHERLAND DONNA M -
Street 1:	265 PHEASANT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,425 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2304 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8425.000	410,600	3,900	470,900	885,400
Total Card	0.193	410,600	3,900	470,900	885,400
Total Parcel	0.193	410,600	3,900	470,900	885,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.29 | /Parcel: 384.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	73066
GIS Ref	
GIS Ref	
Insp Date	08/08/18

!8862!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0004-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	410,600	3900	8,425.	470,900	885,400	885,400	Year End Roll	12/18/2019
2019	101	FV	320,000	3900	8,425.	477,700	801,600	801,600	Year End Roll	1/3/2019
2018	101	FV	306,300	3900	8,425.	356,600	666,800	666,800	Year End Roll	12/20/2017
2017	101	FV	306,300	3900	8,425.	322,900	633,100	633,100	Year End Roll	1/3/2017
2016	101	FV	306,300	3900	8,425.	309,500	619,700	619,700	Year End	1/4/2016
2015	101	FV	283,000	3900	8,425.	262,400	549,300	549,300	Year End Roll	12/11/2014
2014	101	FV	283,000	3900	8,425.	248,900	535,800	535,800	Year End Roll	12/16/2013
2013	101	FV	283,000	3900	8,425.	236,800	523,700	523,700		12/13/2012

PRINT

Date	Time
12/10/20	23:24:06

LAST REV

Date	Time
08/29/18	11:35:03
apro	
8862	

USER DEFINED

Prior Id # 1:	73066
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HAMILTON ELAINE	51843-363		10/30/2008		495,000	No	No		
HAMILTON WILLIA	50792-89		2/28/2008	Family	99	No	No		
	21268-412		7/1/1991		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2012	634	Wood Dec	7,000					REAR
4/8/2011	247	Addition	12,000					ADD MBDRM & BATH T

ACTIVITY INFORMATION

Date	Result	By	Name
8/8/2018	MEAS&NOTICE	CC	Chris C
8/8/2012	Info Fm Prmt	BR	B Rossignol
4/2/2009	Measured	372	PATRIOT
1/7/2002	Inspected	PM	Peter M
2/15/2000	Meas/Inspect	263	PATRIOT
9/1/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8425		Sq. Ft.	Site		0	70.	0.80	5									470,927						470,900	

Total AC/HA: 0.19341 | Total SF/SM: 8425 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,927 | Spl Credit | Total: 470,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.10572910
Const Adj.:	0.99989998
Adj $ / SQ:	116.090
Other Features:	114750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	430373
Depreciation:	19797
Depreciated Total:	410576

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	2	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

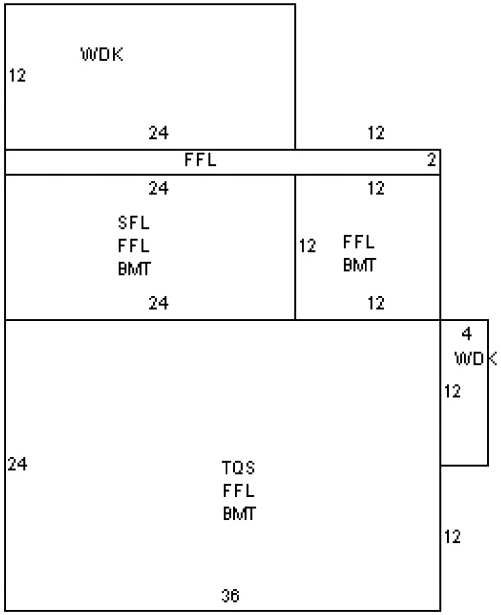
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	116.09
Special Features:	0	Val/Su Net:	104.32
Final Total:	410600	Val/Su SzAd	178.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,368	116.090	158,811
BMT	Basement	1,296	34.830	45,136
TQS	3/4 Story	648	116.090	75,226
WDK	Deck	336	8.980	3,016
SFL	Second Floor	288	116.090	33,434

Net Sketched Area:	3,936			Total:	315,623
Size Ad	2304	Gross Are	4152	FinArea	2304

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0004-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X20	A	AV	1952	4.13	T	40.8	101			500			500
22	Wood Deck	D	Y	1	14X22	G	GD	2012	11.56	T	4.2	101			3,400			3,400

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900